

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: *Northwest Oregon Housing Authority*

PHA Number: *O R 028*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2001*

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☒ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☒ Other (list below)
 - Community Action Team, Inc. St. Helens*
 - Clatsop Community Action Team, Astoria*
 - Community Action Resource Enterprises, Tillamook*

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

It is Northwest Oregon Housing Authority's mission to assist the residents of Columbia, Clatsop and Tillamook Counties to obtain and maintain suitable and affordable housing. The Housing Authority will accomplish this mission through programs designed to provide families, the elderly and disabled individuals with rental assistance, short term rental assistance and/or provide affordable housing through new development and preservation of existing units.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing
Objectives:

X Apply for additional rental vouchers:

Reduce public housing vacancies:

X Leverage private or other public funds to create additional housing opportunities:

X Acquire or build units or developments

☐ Other (list below)

- X PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHAS score) *N/A*
 - X Improve voucher management: (SEMAP score)
 - X Increase customer satisfaction:
 - X Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
- X Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - X Other: (list below)

Encourage Portability to access better education, jobs, and daycare.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☐ Increase the number and percentage of employed persons in assisted families:
- X Provide or attract supportive services to improve assistance recipients' employability: ***The Housing Authority has a Family self-sufficiency Program (FSS) with 34 slots. We currently have 40 participants. Our coordinator works with local private and public agencies in the 3 counties to improve supportive services. We are participating with other public agencies to establish a One-Stop Program.***
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- X Other: (list below)

The Housing Authority is working on the development of a 2nd phase of one of our two tax credit projects. The 2nd phase will consist of 66 units; share the existing community room, Kids Club activities, fenced play ground areas and the basketball court.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: ***The Housing Authority will assist applicants and participants to file discrimination claims with the Seattle Area Office including use of long distance telephone calls.***
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: ***The Housing Authority makes referrals and/or discusses with appropriate agencies concerns about issues we see regarding health and safety issue after inspecting units or when completing FSS home visits.***

- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: of the current Fair ***The Housing Authority will increase its Housing Payment Standard to 110% and/or request approval from HUD for a 120% rent exception Market Rent (FMR) if necessary to allow accessible housing to persons with disabilities.***
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

1. ***The Housing Authority received 22 Fair Share Vouchers, 75 Family Unification Vouchers, and 75 Mainstream Program Vouchers for families with disabilities in the fall of 2000.***
2. ***Accept and manage “enhanced” Vouchers as owners prepay or opt-out..***
3. ***Continued development of cooperative programs with public agencies to implement programs for self-sufficiency, family unification and handicap accessibility.***
4. ***Apply for 20 Vouchers through the Initiative – Access Housing 2000 demonstration program.***
5. ***Development of 2nd phase of Champion Park has begun. Funding application will be submitted to Housing & Community Services in August 2001.***
5. ***Acquire and manage units as owners “opt-out” of Section 8 project-based contracts or owner prepayment of the mortgage or voluntary termination of the mortgage insurance of a preservation eligible property. The Housing Authority completed purchase of Alder Court Apartments in May 2000; negotiations have stalled on the purchase of Meriwether Village Apartments in Astoria. We are negotiating on a purchase of Villa del Mar in Warrenton, Oregon; a former 30 unit HUD project for elderly and disabled. Alder Court and Meriwether Village Apartments are both Section 8 Opt-out projects. We applied for and continue to receive Section 8 Rental Assistance for the Alder Court tenants.***

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
X **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

The Northwest Oregon Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing & Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Housing Authority:

It is Northwest Oregon Housing Authority's mission to assist the residents of Columbia, Clatsop and Tillamook Counties to obtain and maintain suitable and affordable housing. The Housing Authority will accomplish this mission through programs designed to provide families, the elderly and disabled individuals with rental assistance, short term rental assistance and/or provide affordable housing through new development, maintaining existing projects and preservation of existing units.

We have adopted the following goals and objectives for the next 5 years.

- 1. Apply for additional vouchers.***
- 2. Leverage private and public funds to develop affordable housing.***
- 3. Acquire HUD S/8 project-based and/or preservation units.***
- 4. Improve work skill and training for Housing Authority staff.***
- 6. Improve supportive services for family self-sufficient participants.***

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive

approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are a few highlights of our Annual Plan:

1. ***GOAL ACCOMPLISHED:*** *The Housing Authority received 22 Fair Share Vouchers; 5 vouchers were used in connection with the State's Medicaid Home and Community Based Waivers Under Section 1915© of the Social Security Act. Ten of the 22 vouchers were used to establish a Family Unification Program in Clatsop County. The Housing Authority will be working with Women's Resource Center, Management Training Corporation (MTC), Healthy Families, Lives-in-Transition, Services to Children and Families, Pioneer House (women's shelter) and Adult and Family Services.*
2. ***GOAL ACCOMPLISHED:*** *The Housing Authority received 75 Mainstream Housing Opportunities for Persons with Disabilities Vouchers. The Housing Authority works with local mental health and developmental disability agencies, and Disabled Services to provide services if necessary.*
3. ***GOAL ACCOMPLISHED:*** *The Housing Authority received 75 Family Unification Vouchers and, currently, working with Services to Children and Families within our jurisdiction to lease these vouchers up. Our Housing Specialist and FSS Coordinator attends Family Decision Meetings to make sure the family has the best chance possible for success.*
4. ***GOAL ACCOMPLISHED:*** *The purchase of Alder Court Apartments (an elderly Section 8 tenant-based project) in Warrenton, Oregon was completed in May 2000.*

Negotiations on a 2nd project in Astoria has stalled, however, we are processing an application for the purchase of a 3rd elderly (former Section 8 tenant-based project) in Warrenton next to Alder Court Apartments.
5. ***Development has begun on the 2nd phase of our tax-credit project in the City of Tillamook. The funding application will go in August 2001.***
6. ***Currently, we continue to provide short term rental assistance through the Tenant Based Program with HOME dollars and Low Income Housing Rental Funds through the State of Oregon. The Authority works closely with the Community Action Teams in Columbia, Clatsop and Tillamook counties to administer this program.***

In summary, we are on course to improve the condition of affordable housing in our jurisdiction for Columbia, Clatsop, and Tillamook Counties, State of Oregon.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☐ FY 2000 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- X PHA Management Organizational Chart
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

Public Comments:

The Housing Authority scheduled a public meeting for Thursday, June 7, 2001 at 11:00 AM. The meeting was convened by the Chairman of the NOHA Board at 11:00 AM. No one attended the meeting. The Director explained that notices regarding the plan were sent to all our local partners within our jurisdiction (state, county and private non-profits) advising them that the Housing Authority would mail a copy of the plan for their review. Plans were also placed at the main administrative offices of the local, county and state government, the public library and the main office of the Community Action Team offices. Women's Crisis Center in St. Helens requested a copy of the plan. They made offer no comments. The Board approved the plan and the public meeting was adjourned.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,961	4	4	3	3	2	3
Income >30% but <=50% of AMI	778	4	3	3	3	2	3
Income >50% but <80% of AMI	79	2	2	2	2	2	3
Elderly	1,328	4	4	3	3	2	3
Families with Disabilities	1,382	4	3	3	3	2	3
White	10,938	4	3	3	3	2	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Black	35	4	3	3	3	2	3
Asian/Pacific	106	4	3	3	3	2	3
Hispanic	596	4	3	3	3	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s
Indicate year: **2001 - 2005**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- X Other housing market study
Indicate year: **2000 Clatsop County Housing Authority**
- X Other sources: (list and indicate year of information)
U S Census 2000 Data
Housing Authority waiting list May 2001

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	328		80%
Extremely low income <=30% AMI	238	75	
Very low income (>30% but <=50% AMI)	70	22	
Low income (>50% but <80% AMI)	10	3	
Families with children	193	59	
Elderly families	21	6	
Families with Disabilities	63	19	
White	283	86	
Black	3	.9	
Hispanic	13	1.2	

Housing Needs of Families on the Waiting List			
Asian/Pacific/Other	14	1.2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
<p>Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line: ***The Housing Authority does not have***

HUD public housing units, however, we do own and manage units designated for families, elderly and disabled.

- X Reduce turnover time for vacated public housing units. ***See above statement.***
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)
***The Housing Authority will consider converting a percentage of its tenant-based vouchers to project-based.
Tenant Based Assistance (HOME)***

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work

X Other: (list below)

Maintain 75% at 30% AMI.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- X Other: (list below)

Maintain 25% at 50% AMI to reach low-wage employed applicants, especially, in Tillamook County since their AMI is the lowest in our jurisdiction.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
- X Other: (list below)

Monitor closely the Housing Payment Standards to make sure the elderly participants are not paying a higher percentage of their restricted income towards rent.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing: ***The Housing Authority does not have HUD public housing units, however, we do own and manage units***

- designated for elderly and disabled as well as 2 group homes for developmentally disabled clients and transitional housing for CMI clients..*
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available. *The Housing Authority received 75 vouchers for persons with disabilities. NOHA also wrote requesting vouchers through the Initiative – Access Housing 2000 Demonstration Program.*
- X Affirmatively market to local non-profit agencies that assist families with disabilities.
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- ☐ Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance

- ☒ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3, 822,761.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	28,251.00	
h) Community Development Block Grant		
i) HOME-Tenant Based Assistance	18,108.00	Short term rental assistance.
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Rural Development	57,472	Project Operations
Special Needs Housing	21,600	Project Operations
4. Non-federal sources (list below)		
Other, CDBG Paybacks, Housing Authority Reserve Accounts	20,300.00	Housing Authority Operations
Management Fees	33,800.00	Housing Authority Operations
Total resources	4,002,492.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

- ☐ When families are within a certain number of beings offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity

- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

- c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices

- ☐ Management offices at developments with site based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☐ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c.

d. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA-resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

S. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- X Criminal or drug-related activity only to the extent required by law or regulation. *The Housing Authority screens applicants who indicate on their pre-application and Personal Declaration form they have been involved in criminal and/or drug related activity.*
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- X Criminal or drug-related activity
- X Other (describe below)

The Housing Authority will share applicant's current address; current and previous landlord's name and address; history of evictions, damage to unit, lease violations.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- X None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
X Other (list below)

The Housing Authority will mail applications requested over the phone or in writing.

(3) Search Time

- a. X Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If the applicant can demonstrate they have been looking for a unit by completing a Record of Contact Form or if they are disabled and having difficulty finding a suitable unit. We will extend for an additional 30 days up to 120 and for disabled individuals we will request extensions from HUD for over 120 days.

(4) Admissions Preferences

- a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan

- X Briefing sessions and written materials
- X Other (list below)

Landlord Handbook and Pre-applicant coversheet.

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
- X Other (list below)

Written notification to public agencies. Just start pulling from the waiting list.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
- If yes, state percentage/s and circumstances below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

- g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
X 100% of FMR
Above 100% but at or below 110% of FMR:
Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- X To increase housing options for families: ***with disabilities and large households.***
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- X Rent burdens of assisted families
- X Other (list below)

Quality of units assisted

Time to locate housing

Average contract rents and rent reasonableness.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- X \$26-\$50

b. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. ***Loss of AFS eligibility assistance due to limits place on program participation.***
2. ***No income while waiting for AFS eligibility determination.***
3. ***Eviction if minimum rent is not paid.***
4. ***Loss of employment.***
5. ***Death of family member whose income determines the families portion of rent..***
6. ***Families working 20 hours a week whose monthly adjusted income is at or below \$ 75.00.***
7. ***Disabled families whose monthly adjusted income is at or below \$ 75.00.***

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- X An organization chart showing the PHA's management structure and organization is attached.
- X A brief description of the management structure and organization of the PHA follows: ***Board sets policy and given directions/goals. The Executive Director implements policies and goals while supervisors and staff carry out goals following established policies.***

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	
Section 8 Vouchers	591	20 %
Section 8 Certificates	325	100 %
Section 8 Mod Rehab	66	5 %
Special Purpose Section 8 Certificates/Vouchers (list individually): Alder Court Apartments	40	5 %
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually): Jerry Woodward R. C.	10	5 %
Rural Development	12	5 %

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

1. *Administrative Plan*
2. *Criminal, Drug Treatment & Registered Sex Offender Classification Records Management Policy*
3. *Maintenance Policy*
4. *Pest Control Policy*
5. *Hazardous Materials Policy*
6. *Blood-Borne Disease Policy*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 -Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- ☐ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ___ Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- X PHA main administrative office
- X Other (list below)

The applicant should contact the Intake Specialist and participants their individual caseworker.

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

- ☐ Conversion Plan in development
- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to

component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

The Housing Authority does have an agreement to not to reduce participants portion of rent for 6 months if the participants AFS grant has been reduced for non-compliance with AFS work programs.

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- X Other (describe)

Received Fair Share and Family Unification Vouchers. The Housing Authority has established programs in each of the three counties within our jurisdiction.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- X Section 8 admissions policies: ***Waiting list as to date & time.***
- ☐ Preference in admission to section 8 for certain public housing families
- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA: ***Family Self Sufficiency Program***
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self -Sufficiency (FSS)</i>	<i>40 – 50</i>	<i>Waiting List</i>	<i>FSS Specialist</i>	<i>Section 8</i>
HOME Tenant Based Assistance	15	Waiting List	Caseworker	Community Action Team’s Waiting List
Agency Referrals	Public	Public	Housing Auth Staff	Public

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		

Section 8	34	40
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- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☐ Informing residents of new policy on admission and reexamination
 - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children
 - ☐ Observed lower-level crime, vandalism and/or graffiti

- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☐ Attached at Attachment (File name)
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

X Other: (describe)

The Northwest Oregon Housing Authority Board is appointed by County Commissioners in each of the three counties, Columbia, Clatsop and Tillamook. Each county is represented by 1 county commissioner and 2 at-large members.

b. Eligible candidates: (select one)

☐

Any recipient of PHA assistance

☒

Any head of household receiving PHA assistance

☐

Any adult recipient of PHA assistance

☐

Any adult member of a resident or assisted family organization

☒

Other (list)

The Section 8 participant must complete an application to be appoint to the board through the county government in which they live.

c. Eligible voters: (select all that apply)

☐

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

☐

Representatives of all PHA resident and assisted family organizations

☒

Other (list)

The Section 8 participant must be selected to represent the county by the county commissioners.

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: ***State of Oregon's Consolidated Plan***

The FY 2001-2005 State of Oregon Consolidated Plan replaces for housing and community development is a comprehensive planning document identifying the State's needs in housing, community, and economic development. The uses a four formula grant program approach: 1. Community Development Block Grant; 2. HOME; 3. Emergency Shelter Grant Program; and Housing Opportunities for People with Aids. The State of Oregon receives about \$27 million in federal funds for activities related to infrastructure, community facilities, economic development and housing initiative in Oregon's non-entitlement communities which includes our jurisdiction.

Their program goal of providing decent housing by:

1. *Assist homeless persons to obtain appropriate housing*
2. *Assist those threatened with homelessness*
3. *Retain affordable housing stock*
4. *Make available permanent housing that is affordable to low-income people without discrimination*
5. *Increase the supply of supportive housing for people with special needs.*

These goals are consistent with those of the Housing Authority.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. *Maintain transitional housing for CMI clients.*
2. *Maintain group homes for Developmentally Disabled individuals.*
3. *Purchase HUD preservation properties.*
4. *Development affordable housing for mixed income families.*
5. *Apply for additional vouchers for families, elderly and disabled individuals.*
6. *Work with local agencies to develop drug/alcohol free transitional housing for mothers who have such dependency and their children.*

☐ Other: (list below)

1. *Participants in the Family Unification Program as drug free housing. The Housing Authority purchased a 4 plex in Tillamook to house*

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

For public review at the Housing Authority's main office 1508 Exchange Street, Astoria.

- 1. Administrative Plan**
- 2. Criminal, Drug Treatment, and Registered Sex Offender Classification Records Mgmt Policy**
- 3. Maintenance Policy**
- 4. Pest Control Policy**
- 5. Hazardous materials Policy**
- 6. Blood-Borne Diseases Policy**
- 7. Civil Rights Certification**
- 8. PHA Certifications of Compliance with the PHA Plans and Related Regulations**
- 9. Certificate by State or Local Official of PHA Plans Consistency with the Consolidated Plan**
- 10. Financial Statements for the Fiscal Year Ended June 30, 2000**
- 11. Family Self Sufficiency Program Action Plan**

Attachments

Use this section to provide additional attachments any referenced in the Plans

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

HA Name:

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY**Grant Type and Program**

Capital Fund Program Grant No.

VA36P00750101

Replacement Housing Factor Grant No.

Federal FY of Grant:

2001☒ Original Annual Statement☐ Reserve for Disasters/Emergencies☐ Revised Annual Statement/Revision Number____☐ Performance and Evaluation Report for Program Year Ending_____☐ Final Performance and Evaluation Report_____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	1,000,000			
3	1408 Management Improvements-Soft Costs	720,000			
	1408 Management Improvements-Hard Costs				
4	1410 Administration	600,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	208,399			
8	1440 Site Acquisition				
9	1450 Site Improvement	727,000			
10	1460 Dwelling Structures	2,724,895			
11	1465.1 Dwelling Equipment-Nonexpendable	-			
12	1470 Nondwelling Structures	2,148,105			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	350,000			
20	Amount of Annual Grant (Sum of lines 2-19)	8,478,399			
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to Section 504 Compliance	-			
23	Amount of Line 20 Related to Security-Soft Cost	-			
24	Amount of Line 20 Related to Security-Hard Cost	6,000			
25	Amount of Line 20 Related to Energy Conservation Measures	2,817,489			
26	Collateralization Expenses or Debt Service	-			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant: 2001		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
1. VA 7-1	Landscaping		1450	7,800 sy	25,000				
Gilpin Court	Replace Boilers (HVAC)		1470	297 units	1,737,314				
Calhoun	Pool Room A/C (HVAC)		1470	LS	75,000				
	Total				1,837,314				
2. VA 7-2	Exterior Paint		1460	338 units	168,000				
Gilpin Court	Upgrade Electrical Panels		1460	338 units	219,300				
Extension	Roof Shingles		1460	1,238 sq	192,000				
	Replace flat traps		1460	74 ea	25,000				
	Caulk & seal Windows		1460	338 units	30,420				
	Landscaping		1450	62,550 sy	200,000				
	Replace A/C (HVAC)		1460	LS	100,000				
	Total				934,720				
3. VA 7-4	Foundation Stabilization		1460	10 bldgs	100,000				
Hillside Court	Replace Boilers (HVAC)		1460	46 ea	230,000				
	Landscaping		1450	15,625 sy	50,000				
	Interior Stair Treads		1460	LS	30,000				
	Digital Controls		1460	55 ea	165,000				
	Total				575,000				
4. VA 7-5	R/R outside Cold Water Lines		1450	LS	12,000				
Creighton Court	Fascia		1460	504 units	25,200				
	Interior Stair Treads		1460	LS	30,000				
	Landscaping		1450	31,250 sy	100,000				
	Total				167,200				
5. VA 7-6	Fascia & Soffit		1460	447 units	96,000				
Whitcomb Court	Interior Handrails		1460	447 units	88,000				
	Interior Stair Treads		1460	LS	30,000				
	Landscaping		1450	23,437 sy	75,000				
	Porch Renovations (phase one)		1460	111 units	446,000				
	Total				735,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name:		Grant Type and Number					Federal FY of Grant:		
		Capital Fund Program Grant No.					2001		
		Replacement Housing Factor Grant No.							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
6. VA 7-7	Interior Stair Treads		1460	447 units	30,000				
Fairfield Court	Boiler Controllers		1470	105 ea	315,000				
	Landscaping		1450	6,250 sy	20,000				
	Total				365,000				
7. VA 7-8	Interior Stair Treads		1460	LS	30,000				
Mosby Court	Hot Water Heater (HVAC)		1460	40 ea	122,250				
	Total				152,250				
8. VA 7-9	Interior Stair Treads		1460	LS	30,000				
North Scattered	Boiler Pumps		1460	109 ea	109,500				
	Total				139,500				
9. VA 7-10	Replace Gutters		1460	75 units	37,000				
Small House	Repair/Replace Roofs		1460	40 units	50,000				
	Landscaping		1450	3,125 sy	10,000				
	Total				97,000				
10. VA 7-10	Paint Exterior		1460	LS	5,000				
2700 Idlewood	Floor Tile		1460	1 bldg	12,000				
	Kitchen Remodeling		1460	23 units	60,000				
	Replace Lavatory Facuets		1460	23 units	1,800				
	Total				78,800				
11. VA 7-12	Hot Water Heater (HVAC)		1460	11 ea	35,250				
Dove Court	Landscaping		1450	7,813 sy	25,000				
	Total				60,250				
12. VA 7-16	Fences		1450	60 bldgs	99,000				
Used House	Sidewalk		1450	60 bldgs	16,000				
Program	Steps		1460	60 bldgs	7,000				
	Clotheslines		1450	60 bldgs	7,000				
	Floor Tile		1460	60 units	30,000				
	Kitchen Remodeling		1460	60 units	105,000				
	Replace Metal Roofs		1460	60 units	40,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name:		Grant Type and Number					Federal FY of Grant:		
		Capital Fund Program Grant No.					2001		
		Replacement Housing Factor Grant No.							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
12. VA 7-16	Hot Water Heater (HVAC)		1460	5 ea	14,000				
Used House	Landscaping		1450	3,125 sy	10,000				
Program	Sheds		1470	26 ea	20,791				
(Cont.)	Total				348,791				
13. VA 7-17	Steps		1460	LS	2,000				
Overlook	Total				2,000				
14. VA 7-18	Landscaping		1450	3,125 sy	10,000				
20th & Stonewall	Total				10,000				
15. VA 7-19	Exterior Lighting		1450	75 ea	6,000				
700 S	Landscaping		1450	3,125 sy	10,000				
Lombardy	Entrance Doors		1460	75 ea	10,000				
	Replace Dumpster		1460	1 ea	5,000				
	Total				31,000				
16. VA 7-21	Landscaping		1450	3,125 sy	10,000				
Fulton	Total				10,000				
17. VA 7-22	Fence		1450	LS-1 bldg	9,000				
1611 Fourth Ave.	Paving		1450	LS	4,000				
	Landscaping		1450	3,125 sy	10,000				
	Total				23,000				
18. VA 7-23	Paving		1450	LS	4,000				
Afton Avenue	Landscaping		1450	1,562 sy	5,000				
	Total				9,000				
19. VA 7-24	Hot Water Heater (HVAC)		1460	2 ea	5,250				
Bainbridge	Landscaping		1450	1,562 sy	5,000				
(Stoval Place)	Total				10,250				
20. VA 7-24	Hot Water Heater (HVAC)		1460	3 ea	8,925				
Bainbridge	Landscaping		1450	1,562 sy	5,000				
(Fox Manor)	Total				13,925				

Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.				Federal FY of Grant:	
		VA36P00750101				2001	
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. VA 7-1	09/30/2003			09/30/2004			
Gilpin Court							
Calhoun							
2. VA 7-2	09/30/2003			09/30/2004			
Gilpin Court							
Extension							
3. VA 7-4	09/30/2003			09/30/2004			
Hillside Court							
4. VA 7-5	09/30/2003			09/30/2004			
Creighton Court							
5. VA 7-6	09/30/2003			09/30/2004			
Whitcomb Court							
6. VA 7-7	09/30/2003			09/30/2004			
Fairfield Court							
7. VA 7-8	09/30/2003			09/30/2004			
Mosby Court							
8. VA 7-9	09/30/2003			09/30/2004			
North Scattered							
9. VA 7-10	09/30/2003			09/30/2004			
Small House							
10. VA 7-10	09/30/2003			09/30/2004			
2700 Idlewood							

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant: 2001
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
11. VA 7-12	09/30/2003			09/30/2004			
Dove Court							
12. VA 7-16	09/30/2003			09/30/2004			
Used House Program							
12. VA 7-16	09/30/2003			09/30/2004			
Used House Program							
13. VA 7-17	09/30/2003			09/30/2004			
Overlook							
14. VA 7-18	09/30/2003			09/30/2004			
20th & Stonewall							
15. VA 7-19	09/30/2003			09/30/2004			
700 S Lombardy							
16. VA 7-21	09/30/2003			09/30/2004			
Fulton							
17. VA 7-22	09/30/2003			09/30/2004			
1611 Fourth Ave.							
18. VA 7-23	09/30/2003			09/30/2004			
Afton Avenue							
19. VA 7-24	09/30/2003			09/30/2004			
Bainbridge							
(Stoval Place)							

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No.					Federal FY of Grant:
		VA36P00750101					2001
Development Number/Name HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
20. VA 7-24	09/30/2003			09/30/2004			
Bainbridge							
(Fox Manor)							
Resident Business Enter.	09/30/2003			09/30/2004			
Development Program							
Comprehensive Leader.	09/30/2003			09/30/2004			
Development Training							
for Residents							
Community Safe Neigh.	09/30/2003			09/30/2004			
Crime Prevention Prog.							
Management Improvement	09/30/2003			09/30/2004			
Coordinator							
Resident Training	09/30/2003			09/30/2004			
Mod/Maintenance	09/30/2003			09/30/2004			
Training							
RBEDC Clerks	09/30/2003			09/30/2004			
Operations	09/30/2003			09/30/2004			
Administration	09/30/2003			09/30/2004			
Contingency	09/30/2003			09/30/2004			

PART I: SUMMARY

Revision No. _

Page 1 of 2

PART I: SUMMARY

X	Original 5-Year Plan
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Revision No. _____

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Capital Fund Program Five-year Action Plan

PART II: Supporting Pages--Work Activities

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Capital Fund Program Five-year Action Plan
PART II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: FFY Grant: 2002 PHA FY:	Quantity	Estimated Cost	Activities for Year: FFY Grant: 2003 PHA FY:	Quantity	Estimated Cost
	VA36-6 Whitcomb Court			VA36-19 3900 Old Brook		
	Repair/Rep. Siding and Soffits	7,813 sf	20,000	HVAC (Switch Gear)	LS	20,000
	Replace Prime Doors	323 ea	100,000			
	Replace Front Porches	326 ea	1,341,000	VA36-19 700 S. Lombardy		
	HVAC/Electric and Boiler Controls	60 ea	134,000	HVAC (Switch Gear and Generator)	LS	33,000
	Tree Pruning	80 ea	40,000			
	Steel Fencing	880 lf	30,000	VA36-22 1611 4th Ave		
				HVAC (Switch Gear)	LS	20,000
	VA36-7 Fairfield Court					
	Repair/Rep. Siding and Soffits	89,844 sf	230,000			
	Tree Pruning	80 ea	40,000			
	HVAC	447 units	200,000			
	VA36-8 Mosby Court					
	Repair/Rep. Siding and Soffits	7,813 sf	20,000			
	VA36-9 North Scattered Sites					
	Repair/Rep. Siding and Soffits	7,813 sf	20,000			
	VA36-9 1202 N. 1st Street					
	HVAC	LS	300,000			
	VA36-9 1200 Decatur					
	Unit Entrance Doors	24 ea	12,000			
	VA36-10 Small House Program					
	Reroofing	25 units	30,000			
	VA36-12 Dove					
	HVAC - Boilers/tanks,repiping	15 ea	150,000			
	Stair Treads	1333 steps	20,000			
	Subtotal of Estimated Cost		2,687,000	Subtotal of Estimated Cost		73,000

Capital Fund Program Five-year Action Plan
PART II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: FFY Grant: 2002 PHA FY:	Quantity	Estimated Cost	Activities for Year: FFY Grant: 2004 PHA FY:	Quantity	Estimated Cost
	VA36-16 Used House			VA36-4 Hillside Court		
	Bathroom Replacements	60 ea	240,000	Foundation Settlement	6 bldgs	46,500
				Replace Laterals (exterior C.O.)	67 ea	70,000
	VA36-18 Stonewall			Replace Hot water lines in Attic	402 units	400,000
	Seal Bricks	121,600 sf	152,000			
	Kitchen Cabinets	70 ea	240,000	VA36-5 Creighton Court		
				Remove Gas Meters in Units	504 units	75,000
	VA36-19 700 Lombardy			Replace Screen Doors	775 ea	155,000
	Emergency Generator (equipment)	ls	12,000	Replace Laterals (exterior C.O.)	504 units	130,000
				Foundation Settlement	3 bldgs	25,000
	VA36-24 Bainbridge/Family			Back Porch Roofs	350 units	130,000
	Replace Siding	30 ea	100,000	Replace Roof Shingles	504 units	546,000
	Roof Shingles Replacement	30 ea	40,000			
	Kitchen Cabinet Replacement	30 ea	90,000	VA36-6 Whitcomb Court		
	Window Replacement	30 ea	60,000	Replace Screen Doors	1000 ea	200,000
	Gutters and Downspouts	30 units	20,000	Primary Electric (Poles, etc.)	LS	150,000
				Foundation Settlement	19 bldgs	150,000
	VA36-24 Bainbridge Elderly			Landscaping	447 units	50,000
	Reroofing	50 ea	60,000	Repace Maint. Shop Parking Area	800 sy	10,000
	Cover siding and trim w/vinyl	50 /unit	150,000	Install Dumpster Landing	LS	30,000
	Kitchen Cabinet Replacement	50 /unit	150,000	Resurface Basketball/tennis Courts	LS	15,000
	PHA WIDE			VA36-7 Fairfield Court		
	Computer Hardware	LS	200,000	Replace Roof Shingles	447 units	59,000
				Replace Boiler Room Roofing	LS	30,000
				Replace Laterals (exterior C.O.)	447 units	126,000
				Siding Soffit	447 units	255,000
				Replace Screen Doors	447 units	135,000
				VA36-8 Mosby Court		
				Major Tree Pruning and Removal		60,000
				Screen Doors	446 units	175,000
				Replace Laterals	446 units	90,000
				Foundation Settlement	446 units	100,000
	Subtotal of Estimated Cost		1,514,000	Subtotal of Estimated Cost		3,212,500

Capital Fund Program Five-year Action Plan

PART II: Supporting Pages--Work Activities

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Capital Fund Program Five-year Action Plan
PART II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: FFY Grant: 2004 PHA FY:	Quantity	Estimated Cost	Activities for Year: FFY Grant: 2005 PHA FY:	Quantity	Estimated Cost
	VA36-18 20th & Stonewall			VA36-9 1202 N. 1st Street		
	HVAC	780/unit	82,000	Repaving Parking Area		200,000
	Paint Conc. Piers	LS	30,000	Renovate Elderly	2000/unit	400,000
	Paint Window Trim	100/unit	10,000	Floor Tile (all)	bldg	500,000
	Resurface Parking Lot	560 sy	7,000			
	Replace Trash Compactor	LS	6,000	VA36-12 Dove		
	Repoint Roof Cap Overhang	LS	30,000	Sod	9,000 sy	30,000
	VA36-19 700 S. Lombardy			VA36-17 Overlook		
	Update Fire Alarm System	LS	70,000	Sod	1500 sy	5,000
	Resurface Parking Lot	1032 sy	12,900			
	Add Electrical Door latches	170/unit	18,000	VA36-18 20th & Stonewall		
				Upgrade Elevator	LS	300,000
	VA36-19 3900 Old Brook					
	Replace Laterals	LS	6,000	VA36-19 3900 Old Brook		
				Upgrade Elevator	LS	100,000
	VA36-20 Randolph Family					
	HVAC Replace Heating Units	1200/unit	62,400	VA36-19 700 S. Lombardy		
				Upgrade Elevator	LS	100,000
	VA36-21 Fulton Family					
	Screen Doors	64 units	25,000	VA36-20 Randolph Family		
	Community Roof Replacing	per bldg	30,000	Sod	48000 sy	160,000
	VA36-22 1611 4th Avenue			VA36-21 Fulton Family		
	Window Replacement	200 units	400,000	Sod	9000 sy	30,000
	HVAC	200 units	117,000			
				VA36-23 Afton Avenue		
	VA36-23 Afton Avenue			Sod	9000 sy	30,000
	Replace Refrigerators	500/unit	20,000			
	HVAC-Replace DHW Units	500/unit	20,000	VA36-24 Bainbridge/Family		
				Sod	6000 sy	20,000
				VA36-24 Bainbridge/Elderly		
				Sod	15000 sy	50,000
	Subtotal of Estimated Cost		946,300	Subtotal of Estimated Cost		1,925,000

Capital Fund Program Five-year Action Plan

PART II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: FFY Grant: 2004 PHA FY:	Quantity	Estimated Cost	Activities for Year: FFY Grant: 2002 PHA FY:	Quantity	Estimated Cost
	VA36-24 Bainbridge/Family					
	(Stoval Place)			Resident Business Enterprise (RBEDC)		105,000
	HVAC	800/unit	24,000			
	Resurface Parking Area	1646 sy	20,000	Comprehensive Leadership Development		35,000
	VA36-24 Bainbridge/Elderly			Community Safe Neighborhood Crime		175,000
	(Fox Manor)			Prevention		
	HVAC	2600/unit	130,000			
	Replace Fencing	600/unit	30,000	Management Improvement Coordinator		65,500
	Replace Roof Shingles	800/unit	40,000			
	Sidewalk Repairs	100/unit	5,000	Mod/Supervisor Training		1,500
	Subtotal of Estimated Cost		249,000	Subtotal of Estimated Cost		382,000

Capital Fund Program Five-year Action Plan

PART II: Supporting Pages--Work Activities

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Capital Fund Program Five-year Action Plan
PART II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: FFY Grant: 2005 PHA FY:	Quantity	Estimated Cost	Activities for Year: FFY Grant: PHA FY:	Quantity	Estimated Cost
	Resident Business Enterprise (RBEDC)		105,000			
	Comprehensive Leadership Development		40,000			
	Community Safe Neighborhood Crime Prevention		175,000			
	Management Improvement Coordinator		67,000			

Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
6. VA 7-7	Refrigerator	1465	217,421	217,421	217,421	217,421	Completed
Fairfield Court	Demo. Cabinet over Refrig.	1460	14,700	14,700	14,700	14,700	in conjunction with Refrig. Job
	Handicap Renov. Comm. Bldg	1470	1,752	1,752	1,752	1,668	Substantially completed
	Total VA 7-7		233,873	233,873	233,873	233,789	
7. VA 7-8	Ranges	1465	18,225	156,431	156,431	144,405	Under Contract
	Primary Electric/Meters	1450	10,267	61,436	61,436	-	EUA Citizens
Mosby Court	Lead Based Paint Abatement	1460	750	750	750	750	Completed
	Landscaping	1450	85,648	85,648	85,648	10,267	Under Contract
	Handicap Renov	1460	18,474	20,418	20,418	20,418	Completed
	Handicap Renov. Comm. Bldg	1470	4,780	9,739	9,739	9,739	Completed
	Floor Tile	1460	541,457	343,982	343,982	221,970	Under Contract
	Interior Electric	1460	-	34,092	34,092	-	transfer from 1997 program
	Total VA 7-8		679,600	712,495	712,495	407,547	
8. VA 7-9	Ranges	1465	60,985	54,613	54,613	34,464	Under Contract
North Scattered	Primary Electric/Meters	1450	74,165	73,267	73,267	-	EUA Citizens
	Floor Tile	1460	15,899	15,899	15,899	-	Under Contract
	Handicap Renovations	1460	3,553	3,553	3,553	3,553	Completed
	Interior Electric	1460	-	40,803	40,803	22,901	from 1997 program
	Windows	1460	-	75,541	75,541	22,378	from 1997 program
	Total VA 7-9		154,601	263,675	263,675	83,296	
9. VA 7-9	Tile	1460	-	-	-	-	
1202 N. 1st St.	Ranges	1465	99,436	99,436	99,436	94,544	Under Contract
	Refrigerator	1465	5,057	5,057	5,057	5,057	Completed
	Handicap Renovations	1460	11,322	16,712	16,712	16,712	Completed
	Total VA 7-9		115,814	121,204	121,204	116,313	
10. VA 7-9	Ranges	1465	11,974	12,133	12,133	12,133	Completed
1200 Decatur	Handicap Renovations	1460	11,529	13,985	13,985	13,985	Completed
	Handicap Renovations	1470	3,200	3,200	3,200	3,200	Completed
	Total VA 7-9		26,703	29,318	29,318	29,318	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				

X

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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2 To be completed for the Performance and Evaluation report

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
11. VA 7-10 Small House Prog 2700 Idlewood	Ranges	1465	50,919	30,316	30,316	23,253	Under Contract
	Refrigerator	1465	36,276	46,385	46,385	46,385	Completed
	Demo. Cabinet over Refrig.	1460	2,150	2,150	2,150	-	
	Railings	1460	19,650	19,650	19,650	19,650	Completed
	Total VA 7-10		108,995	98,501	98,501	89,288	
12. VA 7-12 Dove Court	Tile	1460	88,863	88,863	88,863	-	Under Contract
	Ranges	1465	27,234	25,929	25,929	16,075	Under Contract
	Total VA 7-12		116,097	114,792	114,792	16,075	
13. VA 7-15 Bainbridge	Ranges	1465	6,870	6,469	6,469	5,236	Under Contract
	Refrigerator	1465	10,144	10,144	10,144	10,144	Completed
	Demo. Cabinet over Refrig.	1460	600	600	600	-	
	Total VA 7-15		17,613	17,213	17,213	15,379	
14. VA 7-16	Ranges	1465	33,456	28,259	28,259	12,988	Under Contract
	Refrigerator	1465	29,785				
	Porches	1460	11,833	13,856	13,856	13,856	Completed
	Total VA 7-16		75,075	42,115	42,115	26,844	
15. VA 7-17	Ranges	1465	4,223	3,977	3,977	3,334	Under Contract
	Handicap Renovations	1460	-	-	-	-	
	Total VA 7-17		4,223	3,977	3,977	3,334	
16. VA 7-18 20th & Stonewall	Ranges	1465	24,555	25,019	25,019	25,019	Completed
	Handicap Renovations	1460	359	4,943	4,943	4,943	Completed
	Total VA 7-18		24,914	29,962	29,962	29,962	
17. VA 7-19 Old Brook	Ranges	1465	9,022	9,492	9,492	9,492	Completed
	Handicap Renovations	1460	7,036	13,756	13,756	13,756	Completed
	Handicap Renovations	1460	2,755	-	-	-	
	Total VA 7-19		18,813	23,248	23,248	23,248	Completed
18. VA 7-19 700 Lombardy	Tile	1460	32,540	32,540	32,540	32,365	Under Contract
	Ranges	1465	26,346	3,905	3,905	914	Under Contract
	Handicap Renovations	1460	140,483	-	-	-	
	Total VA 7-19		199,368	36,445	36,445	33,279	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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facsimile form HUD-52837 (10/96)
ref Handbook 7485.3

2 To be completed for the Performance and Evaluation report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
19. VA 7-20 Randolph	Ranges	1465	17,861	17,268	17,268	15,414	Under Contract
	Handicap Renovations	1460	7,352	7,352	7,352	7,236	Under Contract
	Floor Tile/Subfloor	1460	105,754	105,754	105,754	48	Completed
	Total VA 7-20		130,968	130,374	130,374	22,698	
20. VA 7-21 Fulton	Floor Tile/Subfloor	1460	140,821	140,821	140,821	67,507	Under Contract
	Refrigerator	1465	31,526	31,526	31,526	31,526	Completed
	Handicap Renovations	1460	579	696	696	696	transferred from 1996 program
	Handicap Renovations	1470	950	950	950	(2,064)	check this ???
	Total VA 7-21		173,876	173,993	173,993	97,664	
21. VA 7-22 1611 4th Avenue	Ranges	1465	33,627	34,329	34,329	34,329	Completed
	Handicap Renovations	1460	7,514	7,514	7,514	7,514	Completed
	Total VA 7-22		41,141	41,843	41,843	41,843	
22. VA 7-23 Afton Avenue	Ranges	1465	21,579	15,917	15,917	10,362	Under Contract
	Vinyl Siding	1460	-	49,616	49,616	23,395	Under Contract
	Parking (Paving)	1450	25,765	25,765	25,765	25,730	Completed
	Total VA 7-23		47,344	91,298	91,298	59,488	
23. VA 7-24 Bainbridge - Family	Ranges	1465	13,630	13,059	13,059	9,115	Under Contract
	Refrigerators	1465	15,243	15,243	15,243	15,243	Completed
	Handicap Renovations	1460	9,935	9,935	9,935	(2,547)	
	Total VA 7-24		38,809	38,237	38,237	21,812	
24. VA 7-24 Bainbridge - Elderly	Ranges	1465	21,540	21,878	21,878	21,877	Completed
	Handicap Renovations	1470	13,618	13,618	13,618	11,235	Under Contract
	Handicap Renovations	1460	10,665	10,665	10,665	10,645	Completed
	Total VA 7-24		45,823	46,161	46,161	43,757	
25. PHA WIDE	Computer Perpherials (hardware)	1475	213,440	213,440	213,440	73,524	Under Contract
	Total Computers		213,440	213,440	213,440	73,524	
	Total Physical Improvements		5,427,646	5,641,287	5,641,287	2,574,824	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X							

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost	
			Original	Revised 1	Funds Obligated 2	Funds Expended 2
Management Improvements PHA WIDE	Resident Business Enterprise Development Program		20,000	20,000	20,000	6,494
	Comprehensive Leadership Development Training for Residents		5,968	5,968	5,968	3,234
	Community Safe Neighbor- hood Crime Prevention Prog.		138,106	18,846	18,846	18,846
	Management Improvement Coordinator		286.83	287	287	287
	Computer Software		200,000	200,000	200,000	159,117
	Mod/Maintenance Training		1,224	1,224	1,224	1,224
	Total Management Improvements		365,585	246,326	246,325.56	189,202.73
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and De			
X						

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 5 of 6

2 To be completed for the Performance and Evaluation report

Status of Proposed Work 2

under contract

under contract

Completed

completed

under contract

ate

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Fees and Costs	CGP Work	1430		4,935	56	56	56	Completed
PHA WIDE	RBEDC Clerks	1430		184,594	52,785	52,785	52,785	Completed
	Total Fees and Costs			189,529	52,841	52,841	52,841	
Admin Costs	Technical Salaries/Benefits	1410		270,299	308,471	308,471	308,471	Completed
PHA WIDE	Non-Technical Salaries	1410		134,455	138,589	138,589	93,983	under contract
	Total Administration			404,754	447,060	447,060	402,454	
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X								

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1. VA 7-1 Gilpin Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		Note: All Obligations will be 18 months from execution of the ACC
2. VA 7-2 Gilpin Court Ext	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
3. VA 7-4 Hillside Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
4. VA 7-5 Creighton Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
5. VA 7-6 Whitcomb Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
6. VA 7-7 Fairfield Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
7. VA 7-8 Mosby Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
8. VA 7-9 North Scattered	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
9. VA 7-9 1202 N. 1st St.	03/31/00		03/31/00	31-Mar-01	30-Sep-01		

Signature of Executive Director and Date

X

Signature of Public Housing director/Office of Native American Programs Administrator and Date.

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
10. VA 7-9 1200 Decatur	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
11. VA 7-10 Small House Prog	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
12. VA 7-12 Dove Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
13. VA 7-15 Bainbridge	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
14. VA 7-16 Used House Prog	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
15. VA 7-17 Overlook	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
16. VA 7-18 20th & Stonewall	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
17. VA 7-19 Old Brook	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
18. VA 7-19 700 Lombardy	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
19. VA 7-20 Randolph	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
20. VA 7-21 Fulton	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
21. VA 7-22 1611 4th Avenue	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
22. VA 7-23 Afton Avenue	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
23. VA 7-24 Bainbridge - Family	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
24. VA 7-24 Bainbridge - Elderly	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
25. PHA WIDE	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 3 of 4

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 PART III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
MIP							
Resident Business Enterprise Development Program	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Comprehensive Leadership Development Training	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Community Safe Neighborhood Crime Prevention	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Management Improvement Coordinator	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Computer Software	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
A/E Fees							
CGP Work	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part I: Summary

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/THA Name Richmond Redevelopment and Housing Authority	Comprehensive Grant Number VA36-P007-70697	FFY of Grant Approval 1997
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement/Revision Number__

☐ Performance and Evaluation Report for Program Year Ending ☒ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements	176,710	596,123	596,123	596,123
4	1410 Administration	465,237	466,611	466,611	466,611
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	103,697	282,820	282,820	282,820
8	1440 Site Acquisition				
9	1450 Site Improvement	323,306	488,478	488,478	488,478
10	1460 Dwelling Structures	3,123,163	3,181,248	3,181,248	3,181,248
11	1465.1 Dwelling Equipment-Nonexpendable	1,357,598	514,216	514,216	514,216
12	1470 Nondwelling Structures	3,711	28,000	28,000	28,000
13	1475 Nondwelling Equipment	610,821	606,747	606,747	606,747
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	6,164,243	6,164,243	6,164,243	6,164,243
21	Amount of line 20 Related to LBP Activities	730,328	689,991	689,991	689,991
22	Amount of Line 20 Related to Section 504 Compliance	-	270,398	270,398	270,398
23	Amount of Line 20 Related to Security	3,710	3,710	3,710	3,710
24	Amount of Line 20 Related to Energy Conservation Measures	470,189	730,338	730,338	730,338

Signature of Executive Director and Date

Signature of Public Housing Director

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2 To be completed for the Performance and Evaluation report

Page 1 of 1

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ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2	
			Original	Revised 1	Funds Obligated 2	Funds Expended 2		
1. VA 7-1 Gilpin Court	Fencing	1450	5,000	5,000	5,000	5,000		
	Gas Lines	1460	74,803	74,803	74,803	74,803		
	Landscaping	1450	23,680	23,680	23,680	23,680		
	Ranges	1465	133,650	0	0	0		
	Total VA 7-1		237,132	103,482	103,482	103,482		
2. VA 7-2 Gilpin Court Ext	Fencing	1450	5,000	5,000	5,000	5,000		
	Ranges	1465	120,766	0	0	0		
	Flat Roof	1460	0	90,660	90,660	90,660		
	Handicap Renovations	1460	0	35,824	35,824	35,824		
	Handicap Renovations(CB)	1470	0	9,258	9,258	9,258		
	Prime Doors	1460	0	59,694	59,694	59,694		
	Total VA 7-2		125,766	200,437	200,437	200,437		
3. VA 7-4 Hillside Court	HVAC	1460	19,691	19,691	19,691	19,691		
	Landscaping	1450	4,880	104,713	104,713	104,713		
	Lighting	1460	3,710	3,710	3,710	3,710		
	Ranges	1465	213,586	0	0	0		
	Handicap Renovations	1470	0	15,031	15,031	15,031		
	Handicap Renovations	1460	140	140	140	140		
	Total VA 7-4		242,007	143,285	143,285	143,285		
4. VA 7-5 Creighton Court	Landscaping	1450	157,017	225,716	225,716	225,716		
	Refrigerators	1465	251,809	251,809	251,809	251,809		
	Refrigerators - misc. demo.	1460	11,381	11,381	11,381	11,381		
	Ranges	1465	239,151	0	0	0		
	Total VA 7-5		659,358	488,907	488,907	488,907		
5. VA 7-6 Whitcomb Court	HVAC	1460	9,150	0	0	0		
	Lead Paint Abatement (F/A)	1460	180,924	140,688	140,688	140,688		
	Landscaping	1450	29,667	13,950	13,950	13,950		
	Refrigerator	1465	201,563	206,276	206,276	206,276		
	Ranges	1465	73,595	0	0	0		
	Total VA 7-6		494,899	360,914	360,914	360,914		
Signature of Executive Director and Date				Signature of Public Housing Director & Date:				
X								

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
6. VA 7-8 Mosby Court	Interior Electric	1460	37,974	3,882	3,882	3,882	
	Lead Paint Abatement (F/A)	1460	549,403	549,303	549,303	549,303	
	Landscaping	1450	4,401	24,395	24,395	24,395	
	Floor Tile	1460	-	181,421	181,421	181,421	
	Ranges	1465	123,478	-	-	-	
	Total VA 7-8		715,257	759,001	759,001	759,001	
7. VA 7-9 North Scattered	Sidewalk	1450	4,880	4,880	4,880	4,880	
	Interior Electric	1460	310,758	269,956	269,956	269,956	
	Primary Electric/Meters	1450	73,547	65,909	65,909	65,909	
	Windows	1460	362,989	353,516	353,516	353,516	
	Floor Tile	1460	103,650	22,328	22,328	22,328	
	Total VA 7-9		855,825	716,589	716,589	716,589	
8. VA 7-9 1200 Decatur	Interior Electric	1460	80,184	80,184	80,184	80,184	
	Windows	1460	23,942	23,942	23,942	23,942	
	Total VA 7-9		104,126	104,126	104,126	104,126	
9. VA 7-10 Small Houses	Boiler Replacement	1460	239,032	242,467	242,467	242,467	
	Total VA 7-10		239,032	242,467	242,467	242,467	
10. VA 7-16 Used House Prog	Siding	1460	92,503	87,174	87,174	87,174	
	Porches	1460	22,182	21,257	21,257	21,257	
	Refrigerators	1465	-	29,785	29,785	29,785	
	Total VA 7-16		114,685	138,216	138,216	138,216	
11. VA 7-17 Overlook/Mimosa	Windows	1460	15,466	9,449	9,449	9,449	
	Siding	1460	44,622	44,622	44,622	44,622	
	Doors	1460	22,604	22,604	22,604	22,604	
	Total VA 7-17		82,692	76,674	76,674	76,674	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:			
X							

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
12. VA 7-19 Old Brook	Handicap Renovations Total VA 7-19	1460	69,737 69,737	40,860 40,860	40,860 40,860	40,860 40,860	
13. VA 7-19 700 Lombardy	Windows Siding Handicap Renovations Ranges Total VA 7-19	1460 1460 1460 1465	143,414 39,739 181,403 0 364,555	143,414 39,739 184,455 26,346 393,954	143,414 39,739 184,455 26,346 393,954	143,414 39,739 184,455 26,346 393,954	
14. VA 7-20 Randolph	Sheds Screen Doors Siding Reroofing Total VA 7-20	1470 1460 1460 1460	3,711 38,283 56,221 93,858 192,073	3,711 38,283 56,221 93,858 192,073	3,711 38,283 56,221 93,858 192,073	3,711 38,283 56,221 93,858 192,073	
15. VA 7-23 Afton	Sidewalk Windows Screen Doors Prime Doors Vinyl Siding Total VA 7-23	1450 1460 1460 1460 1460	15,235 78,359 17,743 55,050 49,616 216,003	15,235 70,125 0 70,966 0 156,326	15,235 70,125 0 70,966 0 156,326	15,235 70,125 0 70,966 0 156,326	
16. PHA WIDE	Computer Perpherials Total Computer Perpherials	1475	610,821 610,821	606,747 606,747	606,747 606,747	606,747 606,747	
17. PHA WIDE	Renovate Elderly-Stonewall Windows Total Renovate Elderly Total Physical Improvements	1460	94,631 94,631 5,418,600	94,631 94,631 4,818,689	94,631 94,631 4,818,689	94,631 94,631 4,818,689	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:			

X

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2 To be completed for the Performance and Evaluation report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Management Improvements PHA WIDE	Resident Business Enterprise Development Program	1408	81,748	73,802	73,802	73,802	
	Comprehensive Leadership Development Training for Residents	1408	45,595	52,164	52,164	52,164	
	Community Safe Neighbor- hood Crime Prevention Prog.	1408	49,367	283,556	283,556	283,556	
	Computer Software	1408	0	186,601	186,601	186,601	
	Total Management Improvements		176,710	596,123	596,123	596,123	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

PART II: Supporting Pages

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Fees and Costs PHA WIDE	CGP Work	1430	3,013	2,911	2,911	2,911	
	The Gordian Group	1430	19,200	21,600	21,600	21,600	
	RBEDC	1430	76,484	256,869	256,869	256,869	
	Energy Analysis-EUA	1430	5,000	1,440	1,440	1,440	
	Total Fees and Costs		103,697	282,820	282,820	282,820	
Admin Costs PHA WIDE	Technical Salaries/Benefits	1410	303,236	299,298	299,298	299,298	
	Non-Technical Salaries	1410	162,001	167,313	167,313	167,313	
	Total Administration		465,237	466,611.00	466,611	466,611	
Signature of Executive Director and Date							

X

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III Implementation Schedule

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

1	2	3	4	5	6	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	
1. VA 7-1 Gilpin Court	03/31/99		03/31/99	31-Mar-00	30-Sep-00	Note: All Obligations will be 18 months from execution of the ACC
2. VA 7-2 Gilpin Court Ext	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
3. VA 7-4 Hillside Court	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
4. VA 7-6 Whitcomb Court	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
5. VA 7-8 Mosby Court	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
6. VA 7-9 N/S Scattered	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
7. VA 7-12 1200 Decatur	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
8. VA 7-10 Small Houses	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
9. VA 7-16 Used House Prog	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:		
X						

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ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III Implementation Schedule

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

1	2	3	4	5	6	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	
10. VA 7-17 Overlook	03/31/99		03/31/99	31-Mar-00	30-Sep-00	Note: All Obligations will be 18 months from execution of the ACC
11. VA 7-19 Old Brook	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
12. VA 7-19 700 Lombardy	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
13. VA 7-20 Randolph	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
14. VA 7-23 Afton	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
15. VA 7-24 Bainbridge - Elderly	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
16. PHA WIDE	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
Signature of Executive Director and Date			Signature of Public Housing Director & Date:			
X						

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facsimile form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III Implementation Schedule

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

1	2	3	4	5	6	
Development Number/Name	All Funds Obligated (Quarter Ending Date)			Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 2
HA-Wide Activities	Original	Revised 1	Actual 2	Original	Revised 1	
MIP						
Resident Business Enterprise Development Program	03/31/99		03/31/99	31-Mar-00	30-Sep-00	Note: All Obligations will be 18 months from execution of the ACC
Comprehensive Leadership Development Training	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
Community Safe Neighborhood Crime Prevention	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
Management Improvement Coordinator	03/31/99		03/31/99	31-Mar-00	30-Sep-00	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:		
X						

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facsimile form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part III Implementation Schedule

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

1	2	3	4	5	6	
Development Number/Name	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 2
HA-Wide Activities	Original	Revised 1	Actual 2	Original	Revised 1	
A/E						
CGP Work	03/31/99			31-Mar-00	30-Sep-00	
The Gordian Group	03/31/99			31-Mar-00	30-Sep-00	
RBEDC	03/31/99			31-Mar-00	30-Sep-00	
Energy Analysis EUA	03/31/99			31-Mar-00	30-Sep-00	
Signature of Executive Director and Date				Signature of Public Housing Director & Date:		

X

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation report

facsimile form HUD-52837 (10/96)

ref Handbook 7485.3

**Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)**

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name: Richmond Redevelopment and Housing Authority	Comprehensive Grant Number VA36-P007-70798	FFY of Grant Approval 1998
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☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement/Revision Number_1_
 ☐ Performance and Evaluation Report for Program Year Ending Mar 2001

☒ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements	365,585	246,326	246,326	189,203
4	1410 Administration	404,754	447,060	447,060	402,454
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	189,529	52,841	52,841	52,841
8	1440 Site Acquisition				
9	1450 Site Improvement	624,709	512,958	512,958	88,608
10	1460 Dwelling Structures	3,385,261	3,145,493	3,145,493	1,179,396
11	1465.1 Dwelling Equipment-Nonexpendable	1,098,780	1,652,421	1,652,421	1,145,661
12	1470 Nondwelling Structures	105,456	116,975	116,975	87,635
13	1475 Nondwelling Equipment	213,440	213,440	213,440	73,524
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2-18)	6,387,514	6,387,514	6,387,514	3,219,322
20	Amount of line 19 Related to LBP Activities	-	-		-
21	Amount of Line 19 Related to Section 504 Compliance	94,609	26,878	26,878	3,020
22	Amount of Line 19 Related to Security	-	-	-	-
23	Amount of Line 19 Related to Energy Conservation Measures	396,251	401,984	401,984	326,983

Signature of Executive Director and Date

Signature of Public Housing director/Office of Native American Programs Administrator and Date.

X

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

PART II: Supporting Pages
1998

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
1. VA 7-1	Ranges	1465	0	134,605	134,605	43,335	Under Contract
Gilpin Court	Calhoun Renovations	1470	9,692	4,205	4,205	4,205	Completed
	Primary Electric/Meters	1450	59,400	88,230	88,230	0	fungibility-formerly 1997 program
	Handicap Renovations	1460	23,092	16,332	16,332	16,332	Completed
	Handicap Renovations	1470	0	10,069	10,069	10,069	Completed
	Total VA 7-1		92,184	253,441	253,441	73,941	
2. VA 7-2	Flat Roofs	1460	90,660				
Gilpin Court Ext	Screen Doors	1460	145,500	155,214	155,214	16,129	Under Contract
	Ranges	1465	50,000	120,766	120,766	54,558	Under Contract
	Primary Electric/Meters	1450	67,600	67,600	67,600	0	transferred from 1997 program
	Handicap Renovations	1460	47,534	0	0	0	
	Handicap Renov. Comm. Bldg	1470	16,027	18,324	18,324	18,324	Completed
	Prime Doors	1460	342,688	355,587	355,587	337,196	Under Contract
	Total VA 7-2		760,008	717,492	717,492	426,208	
3. VA 7-4	Floor Tile	1460	569,217	569,217	569,217	0	Under Contract
Hillside Court	Landscaping	1450	179,500	106,707	106,707	52,611	Under Contract
	Handicap Renov.	1460	21,525	21,525	21,525	0	Under Contract
	Handicap Renov. Comm. Bldg	1470	20,000	6,878	6,878	339	Under Contract
	Ranges	1465	0	149,925	149,925	149,448	Under Contract
	Total VA 7-4		790,242	854,252	854,252	202,398	
4. VA 7-5	Ranges	1465	0	183,686	183,686	13,197	transferred from 1997 program
Creighton Court	Landscaping	1450	4,305	4,305	4,305	0	Under Contract
	Handicap Renov.	1460	76,276	76,276	76,276	66,346	Under Contract
	Handicap Renov. Comm. Bldg	1470	20,000	20,000	20,000	2,681	Under Contract
	Primary Electric	1450	118,059				Deleted
	Total VA 7-5		218,640	284,267	284,267	82,224	
5. VA 7-6	Floor Tile	1460	694,276	694,276	694,276	141,121	Under Contract
Whitcomb Court	Ranges	1465	206,276	168,378	168,378	75,537	Under Contract
	Refrigerator	1465	15,570	10,857	10,857	10,857	Completed
	HVAC (DHW Tanks)	1460	75,000	75,000	75,000	0	EUA Citizens
	Handicap Renov	1460	92,920	92,920	92,920	65,843	Under Contract
	Handicap Renov. Comm. Bldg	1470	15,437	28,240	28,240	28,240	Completed
	Total VA 7-6		1,099,480	1,069,671	1,069,671	321,597	

Signature of Executive Director and Date

Signature of Public Housing director/Office of Native American Programs Administrator and Date.

X

Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
6. VA 7-7	Refrigerator	1465	217,421	217,421	217,421	217,421	Completed
Fairfield Court	Demo. Cabinet over Refrig.	1460	14,700	14,700	14,700	14,700	in conjunction with Refrig. Job
	Handicap Renov. Comm. Bldg	1470	1,752	1,752	1,752	1,668	Substantially completed
	Total VA 7-7		233,873	233,873	233,873	233,789	
7. VA 7-8	Ranges	1465	18,225	156,431	156,431	144,405	Under Contract
	Primary Electric/Meters	1450	10,267	61,436	61,436	-	EUA Citizens
Mosby Court	Lead Based Paint Abatement	1460	750	750	750	750	Completed
	Landscaping	1450	85,648	85,648	85,648	10,267	Under Contract
	Handicap Renov	1460	18,474	20,418	20,418	20,418	Completed
	Handicap Renov. Comm. Bldg	1470	4,780	9,739	9,739	9,739	Completed
	Floor Tile	1460	541,457	343,982	343,982	221,970	Under Contract
	Interior Electric	1460	-	34,092	34,092	-	transfer from 1997 program
	Total VA 7-8		679,600	712,495	712,495	407,547	
8. VA 7-9	Ranges	1465	60,985	54,613	54,613	34,464	Under Contract
North Scattered	Primary Electric/Meters	1450	74,165	73,267	73,267	-	EUA Citizens
	Floor Tile	1460	15,899	15,899	15,899	-	Under Contract
	Handicap Renovations	1460	3,553	3,553	3,553	3,553	Completed
	Interior Electric	1460	-	40,803	40,803	22,901	from 1997 program
	Windows	1460	-	75,541	75,541	22,378	from 1997 program
	Total VA 7-9		154,601	263,675	263,675	83,296	
9. VA 7-9	Tile	1460	-	-	-	-	
1202 N. 1st St.	Ranges	1465	99,436	99,436	99,436	94,544	Under Contract
	Refrigerator	1465	5,057	5,057	5,057	5,057	Completed
	Handicap Renovations	1460	11,322	16,712	16,712	16,712	Completed
	Total VA 7-9		115,814	121,204	121,204	116,313	
10. VA 7-9	Ranges	1465	11,974	12,133	12,133	12,133	Completed
1200 Decatur	Handicap Renovations	1460	11,529	13,985	13,985	13,985	Completed
	Handicap Renovations	1470	3,200	3,200	3,200	3,200	Completed
	Total VA 7-9		26,703	29,318	29,318	29,318	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				

X

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 2 of 6

facsimile form HUD-52837 (10/96)

2 To be completed for the Performance and Evaluation report

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
11. VA 7-10	Ranges	1465	50,919	30,316	30,316	23,253	Under Contract
Small House Prog	Refrigerator	1465	36,276	46,385	46,385	46,385	Completed
2700 Idlewood	Demo. Cabinet over Refrig.	1460	2,150	2,150	2,150	-	
	Railings	1460	19,650	19,650	19,650	19,650	Completed
	Total VA 7-10		108,995	98,501	98,501	89,288	
12. VA 7-12	Tile	1460	88,863	88,863	88,863	-	Under Contract
Dove Court	Ranges	1465	27,234	25,929	25,929	16,075	Under Contract
	Total VA 7-12		116,097	114,792	114,792	16,075	
13. VA 7-15	Ranges	1465	6,870	6,469	6,469	5,236	Under Contract
Bainbridge	Refrigerator	1465	10,144	10,144	10,144	10,144	Completed
	Demo. Cabinet over Refrig.	1460	600	600	600	-	
	Total VA 7-15		17,613	17,213	17,213	15,379	
14. VA 7-16	Ranges	1465	33,456	28,259	28,259	12,988	Under Contract
	Refrigerator	1465	29,785				
	Porches	1460	11,833	13,856	13,856	13,856	Completed
	Total VA 7-16		75,075	42,115	42,115	26,844	
15. VA 7-17	Ranges	1465	4,223	3,977	3,977	3,334	Under Contract
	Handicap Renovations	1460	-	-	-	-	
	Total VA 7-17		4,223	3,977	3,977	3,334	
16. VA 7-18	Ranges	1465	24,555	25,019	25,019	25,019	Completed
20th & Stonewall	Handicap Renovations	1460	359	4,943	4,943	4,943	Completed
	Total VA 7-18		24,914	29,962	29,962	29,962	
17. VA 7-19	Ranges	1465	9,022	9,492	9,492	9,492	Completed
Old Brook	Handicap Renovations	1460	7,036	13,756	13,756	13,756	Completed
	Handicap Renovations	1460	2,755	-	-	-	
	Total VA 7-19		18,813	23,248	23,248	23,248	Completed
18. VA 7-19	Tile	1460	32,540	32,540	32,540	32,365	Under Contract
700 Lombardy	Ranges	1465	26,346	3,905	3,905	914	Under Contract
	Handicap Renovations	1460	140,483	-	-	-	
	Total VA 7-19		199,368	36,445	36,445	33,279	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 3 of 6

facsimile form HUD-52837 (10/96)
ref Handbook 7485.3

2 To be completed for the Performance and Evaluation report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
19. VA 7-20 Randolph	Ranges	1465	17,861	17,268	17,268	15,414	Under Contract
	Handicap Renovations	1460	7,352	7,352	7,352	7,236	Under Contract
	Floor Tile/Subfloor	1460	105,754	105,754	105,754	48	Completed
	Total VA 7-20		130,968	130,374	130,374	22,698	
20. VA 7-21 Fulton	Floor Tile/Subfloor	1460	140,821	140,821	140,821	67,507	Under Contract
	Refrigerator	1465	31,526	31,526	31,526	31,526	Completed
	Handicap Renovations	1460	579	696	696	696	transferred from 1996 program
	Handicap Renovations	1470	950	950	950	(2,064)	check this ???
	Total VA 7-21		173,876	173,993	173,993	97,664	
21. VA 7-22 1611 4th Avenue	Ranges	1465	33,627	34,329	34,329	34,329	Completed
	Handicap Renovations	1460	7,514	7,514	7,514	7,514	Completed
	Total VA 7-22		41,141	41,843	41,843	41,843	
22. VA 7-23 Afton Avenue	Ranges	1465	21,579	15,917	15,917	10,362	Under Contract
	Vinyl Siding	1460	-	49,616	49,616	23,395	Under Contract
	Parking (Paving)	1450	25,765	25,765	25,765	25,730	Completed
	Total VA 7-23		47,344	91,298	91,298	59,488	
23. VA 7-24 Bainbridge - Family	Ranges	1465	13,630	13,059	13,059	9,115	Under Contract
	Refrigerators	1465	15,243	15,243	15,243	15,243	Completed
	Handicap Renovations	1460	9,935	9,935	9,935	(2,547)	
	Total VA 7-24		38,809	38,237	38,237	21,812	
24. VA 7-24 Bainbridge - Elderly	Ranges	1465	21,540	21,878	21,878	21,877	Completed
	Handicap Renovations	1470	13,618	13,618	13,618	11,235	Under Contract
	Handicap Renovations	1460	10,665	10,665	10,665	10,645	Completed
	Total VA 7-24		45,823	46,161	46,161	43,757	
25. PHA WIDE	Computer Peripherals (hardware)	1475	213,440	213,440	213,440	73,524	Under Contract
	Total Computers		213,440	213,440	213,440	73,524	
	Total Physical Improvements		5,427,646	5,641,287	5,641,287	2,574,824	
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X							

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Quantity	Total Estimated Cost		Total Actual Cost	
			Original	Revised 1	Funds Obligated 2	Funds Expended 2
Management Improvements PHA WIDE	Resident Business Enterprise Development Program		20,000	20,000	20,000	6,494
	Comprehensive Leadership Development Training for Residents		5,968	5,968	5,968	3,234
	Community Safe Neighbor- hood Crime Prevention Prog.		138,106	18,846	18,846	18,846
	Management Improvement Coordinator		286.83	287	287	287
	Computer Software		200,000	200,000	200,000	159,117
	Mod/Maintenance Training		1,224	1,224	1,224	1,224
	Total Management Improvements		365,585	246,326	246,325.56	189,202.73
Signature of Executive Director and Date			Signature of Public Housing director/Office of Native American Programs Administrator and Da			
X						

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation report

Status of Proposed Work 2

under contract

under contract

Completed

completed

under contract

ite.

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
Fees and Costs	CGP Work	1430		4,935	56	56	56	Completed
PHA WIDE	RBEDC Clerks	1430		184,594	52,785	52,785	52,785	Completed
	Total Fees and Costs			189,529	52,841	52,841	52,841	
Admin Costs	Technical Salaries/Benefits	1410		270,299	308,471	308,471	308,471	Completed
PHA WIDE	Non-Technical Salaries	1410		134,455	138,589	138,589	93,983	under contract
	Total Administration			404,754	447,060	447,060	402,454	
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.				
X								

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
2 To be completed for the Performance and Evaluation report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

OMB Approval: 0547-0187 (Exp. 06/30/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1. VA 7-1 Gilpin Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		Note: All Obligations will be 18 months from execution of the ACC
2. VA 7-2 Gilpin Court Ext	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
3. VA 7-4 Hillside Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
4. VA 7-5 Creighton Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
5. VA 7-6 Whitcomb Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
6. VA 7-7 Fairfield Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
7. VA 7-8 Mosby Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
8. VA 7-9 North Scattered	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
9. VA 7-9 1202 N. 1st St.	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation report

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
10. VA 7-9 1200 Decatur	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
11. VA 7-10 Small House Prog	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
12. VA 7-12 Dove Court	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
13. VA 7-15 Bainbridge	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
14. VA 7-16 Used House Prog	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
15. VA 7-17 Overlook	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
16. VA 7-18 20th & Stonewall	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
17. VA 7-19 Old Brook	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
18. VA 7-19 700 Lombardy	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 PART III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
19. VA 7-20 Randolph	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
20. VA 7-21 Fulton	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
21. VA 7-22 1611 4th Avenue	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
22. VA 7-23 Afton Avenue	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
23. VA 7-24 Bainbridge - Family	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
24. VA 7-24 Bainbridge - Elderly	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
25. PHA WIDE	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

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Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 PART III: Implementation Schedule

U.S. Department of Housing
 and Urban Development
 1998 Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
MIP							
Resident Business	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Enterprise							
Development							
Program							
Comprehensive	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Leadership							
Development							
Training							
Community Safe	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Neighborhood							
Crime							
Prevention							
Management	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Improvement							
Coordinator							
Computer	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Software							
A/E Fees							
CGP Work	03/31/00		03/31/00	31-Mar-01	30-Sep-01		
Signature of Executive Director and Date				Signature of Public Housing director/Office of Native American Programs Administrator and Date.			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part I: Summary

**U. S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name Richmond Redevelopment and Housing Authority				Comprehensive Grant Number VA36-P007-70899		FFY of Grant Approval 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number__							
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending Mar, 2001 <input type="checkbox"/> Final Performance and Evaluation Report							

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements	587,000	587,000	312,532	150,411
4	1410 Administration	540,000	540,000	315,000	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	349,726	350,002	271,955	75,770
8	1440 Site Acquisition				
9	1450 Site Improvement	1,260,000	1,554,681	195,278	43,592
10	1460 Dwelling Structures	4,273,768	4,480,416	2,678,846	559,805
11	1465.1 Dwelling Equipment---Non-expendable				
12	1470 Non-dwelling Structures	600,000	88,126	-	-
13	1475 Non-dwelling Equipment	261,000	271,268	78,281	74,429
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	7,871,494	7,871,494	3,851,892	904,007
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to Section 504 Compliance	-			
23	Amount of Line 20 Related to Security	255,000	255,000	96,282	21,124
24	Amount of Line 20 Related to Energy Conservation Measures	548,209	484,836	151,586	6,079

Signature of Executive Director <div style="text-align: right; margin-top: 10px;">Date (mm/dd/yy)</div>	Signature of Public Housing Director <div style="text-align: right; margin-top: 10px;">Date (mm/dd/y)</div>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
1. VA 7-1 Gilpin Court	HVAC (PHASE III)	1460	50,000	50,000	30,047	5,782	Work under contract
	New Maintenance Warehouse	1470	600,000	88,126	0	0	reprogram this item
	Landscaping	1450	150,000	200,000	0	0	in planning
	Repave Parking Areas	1450	5,000	21,560	16,560	10	in planning
	Flat Roofs (fungibility)	1460	0	31,951	31,951	31,951	completed
	Total VA 7-1		805,000	378,230	78,558	37,743	
2. VA 7-2 Gilpin Court Ext	HVAC (DHW Tanks)	1460	80,000	46,664	0	0	
	A/C at Central Ofc.	1460	75,000	108,633	108,633	297	under contract
	Roof Shingles	1460	20,000	20,000	0	0	in planning
	Steps	1460	100,000	425,343	425,343	388,464	under contract
	Landscaping	1450	150,000	113,121	0	0	in planning
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Total VA 7-2		430,000	718,762	533,977	388,762	
3. VA 7-4 Hillside Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Interior Electric	1460	767,000	687,794	353,317	51	under contract
	HVAC (DHW Tanks)	1460	43,209	43,209	12,906	0	under contract
	Landscaping	1450	50,000	73,160	0	0	in planning
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Total VA 7-4		955,209	899,163	366,223	51	
4. VA 7-5 Creighton Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Interior Electric	1460	877,559	442,946	442,946	85	under contract
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	50,000	96,840	58,385	31,991	under contract
	Repave Parking Areas	1450	10,000	10,000	8,385	0	in planning
	HVAC (DHW Tanks)	1460	0	77,020	77,020	0	fungibility
	Total VA 7-5		1,047,559	736,806	591,986	32,076	

Signature of Executive Director and Date:

Signature of Public Housing Director & Date:

X

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
PART II: Supporting Pages and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
5. VA 7-6 Whitcomb Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Digital Controls	1460	180,000	180,000	0	0	
	HVAC (DHW Tanks)	1460	120,000	56,330	0	0	
	Lighting	1460	20,000	20,000	5,250	6,961	
	Landscaping	1450	75,000	225,000	16,582	0	in planning
	Repave Parking Areas	1450	10,000	10,000	0	0	in planning
	Primary Electric Meters	1460	0	89,400	89,400	0	fungibility fm 1998
	Foundation Stabilization	1460	0	48,500	0	0	fungibility
	Total VA 7-6		495,000	719,230	111,232	6,961	
6. VA 7-7 Fairfield Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Boiler Room Reroofing	1460	15,000	15,000	0	0	under contract
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	50,000	87,000	5,775	0	in planning
	Repave Parking Areas	1450	10,000	10,000	0	0	in planning
	Total VA 7-7		185,000	222,000	11,025	0	
7. VA 7-8 Mosby Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	100,000	108,000	71,591	11,591	under contract
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Primary Electric Meters	1460	0	79,175	79,175	0	fungibility
	Mosby HVAC (EUA)	1460	0	58,725	58,725	0	fungibility
	Total VA 7-8		215,000	302,175	156,016	11,591	
8. VA 7-9 North Scattered	Clotheslines	1450	60,000	60,000	0	0	in planning
	Total VA 7-9		60,000	60,000	0	0	

Signature of Executive Director and Date:

Signature of Public Housing Director & Date:

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1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
9. VA 7-9 1202 N. 1st St.	Renovate Elderly	1460	120,000	76,033	76,033	62,533	under contract
	Interior Partitions	1460	250,000	(0)	0	0	to Kitchen cabinet replac
	Kitchen Cabinet Replace.	1460	0	380,764	380,764	0	Previously in the 1996 prog.
	Total VA 7-9		370,000	456,797	456,797	62,533	
10. VA 7-9 1200 Decatur	Renovate Elderly	1460	12,000	12,000	290	0	in planning
	Total VA 7-9		12,000	12,000	290	0	
11. VA 7-10 2700 Idlewood	Renovate Elderly	1460	12,500	12,500	0	0	in planning
	Total VA 7-10		12,500	12,500	0	0	
12. VA 7-17 Overlook and Mimosa	Kitchen Cabinets	1460	30,000	30,000	26,566	0	under contract
	Faucets	1460	27,000	27,000	0	0	in planning
	Bath Renovation	1460	30,000	30,000	0	0	in planning
	Tile	1460	40,000	40,000	0	0	in planning
	Landscaping	1450	30,000	30,000	0	0	in planning
	Railings	1460	8,000	8,000	4,170	4,170	completed
	Clotheslines	1450	10,000	10,000	0	0	in planning
	Interior Doors	1460	15,000	15,000	0	0	in planning
	Screen Doors	1460	4,000	4,000	0	0	completed in previous prog.
	Prime Doors	1460	16,000	16,000	0	0	completed in previous prog.
	Replace Roofs	1460	30,000	30,000	16,000	16,000	completed
	Total VA 7-17		240,000	240,000	46,736	20,170	
13. VA 7-18 20th & Stonewall	Renovate Elderly	1460	35,000	35,000	6,650	0	working
	Total VA 7-18		35,000	35,000			

Signature of Executive Director and Date:

Signature of Public Housing Director & Date:

X

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 3 of 7

facsimile form HUD-52837 (9/98)

2 To be completed for the Performance and Evaluation report

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

PART II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
14. VA 7-19 3900 Old Brook	Renovate Elderly Siding Total VA 7-19	1460 1460	12,500 65,000 77,500	12,500 65,000 77,500	- - -	- - -	in planning in planning
15. VA 7-19 700 Lombardy	Renovate Elderly Total VA 7-19	1460	37,500 37,500	37,500 37,500	26,742 26,742	14,400 14,400	under contract
16. VA 7-20 Randolph	Tree Pruning Landscaping Fencing Prime Doors Bath Remodeling Repair Wood Floors Total VA 7-20	1450 1450 1450 1460 1460 1460	5,000 10,000 20,000 104,000 200,000 100,000 439,000	5,000 10,000 20,000 104,000 200,000 100,000 439,000	- - 18,000 - - - 18,000	- - - - - - -	in planning in planning under contract in planning in planning in planning
17. VA 7-22 1611 4th Avenue	Renovate Elderly Replace Elevator Total VA 7-22	1460 1460	52,500 250,000 302,500	52,500 250,000 302,500	- 209,347 209,347	- 297 297	in planning under contract
18. VA 7-23 Afton Avenue	Bath Remodeling Kitchen Remodeling Tile Railings Repl Rakeboard and Siding Interior Doors Total VA 7-23	1460 1460 1460 1460 1460 1460	120,000 120,000 60,000 25,000 40,000 45,000 410,000	89,209 107,384 94,436 23,000 37,899 45,000 410,335	- 107,384 94,436 - - - 215,227	- - 28,814 - - - 28,814	in planning under contract under contract in planning in planning in planning
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Page 4 of 7

facsimile form HUD-52837 (9/98)

2 To be completed for the Performance and Evaluation report

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Funds Obligated 2	Funds Expended 2
19. VA 7-24 Bainbridge - Elderly	Renovate Elderly Total VA 7-24	1460	5,000 5,000	5,000 5,000	0.00 -	0.00 -
PHA WIDE	Key Stamp Machine	1475	-	4,262	4,262	4,262
20. PHA WIDE	Computer Hardware Total Computer	1475	200,000 200,000	198,900 198,900	5,912 5,912	2,956 2,956
21. PHA WIDE	Purchase of Vehicles (Mod)	1475	61,000 61,000	68,106 68,106	68,106 68,106	67,211 67,211
	Total Physical Improvements		6,394,768	6,394,492	2,965,812	677,826
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:			
X						

Status of Proposed Work 2

in planning

supports CGP activities

under contract

completed

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
Management Improvements PHA WIDE	Resident Business Enterprise Development Program	1408	97,000	97,000	0	0	under contract
	Comprehensive Leadership Development Training for Residents	1408	32,000	32,000	32,000	0	under contract
	Community Safe Neighbor- hood Crime Prevention Prog.	1408	195,000	195,000	80,532	21,124	under contract
	Management Improvement Coordinator	1408	63,000	63,000	0	0	under contract
	Computer Software	1408	200,000	200,000	200,000	129,287	under contract
	Total Management Improvements		587,000	587,000	312,532	150,411	
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
PART II: Supporting Pag and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
Fees and Costs PHA WIDE	Energy Conservation	1430	50,000	50,000	1,952	1,952	in planning under contract
	Gas Leak Survey	1430	40,000	40,000	10,000	-	
	RBEDC Clerks	1430	259,726	260,002	260,002	73,817	
	Total Fees and Costs		349,726	350,002	271,955	75,770	
Admin Costs PHA WIDE	Technical Salaries/Benefits	1410	325,000	325,000	240,000	-	working
	Non-Technical Salaries	1410	215,000	215,000	75,000	-	working
	Total Administration		540,000	540,000	315,000	-	
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
2 To be completed for the Performance and Evaluation report

PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
Physical							
1. VA 7-1 Gilpin Court	Mar-01	Sep-01		Sep-02			Note: All Obligations will be 18 months from execution of the ACC
2. VA 7-2 Gilpin Court Ext	Mar-01	Sep-01		Sep-02			
3. VA 7-4 Hillside Court	Mar-01	Sep-01		Sep-02			
4. VA 7-5 Creighton Court	Mar-01	Sep-01		Sep-02			
5. VA 7-6 Whitcomb Court	Mar-01	Sep-01		Sep-02			
6. VA 7-7 Fairfield Court	Mar-01	Sep-01		Sep-02			
7. VA 7-8 Mosby Court	Mar-01	Sep-01		Sep-02			
8. VA 7-9 North Scattered	Mar-01	Sep-01		Sep-02			
9. VA 7-9 1202 N. 1st St.	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date					Signature of Public Housing Director and Date.		
X							

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for R
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
10. VA 7-9 1200 Decatur	Mar-01	Sep-01		Sep-02			
11. VA 7-10 2700 Idlewood	Mar-01	Sep-01		Sep-02			
12. VA 7-17 OverLook/Mimosa	Mar-01	Sep-01		Sep-02			
13. VA 7-18 20th & Stonewall	Mar-01	Sep-01		Sep-02			
17. VA 7-19 Old Brook	Mar-01	Sep-01		Sep-02			
18. VA 7-19 700 Lombardy	Mar-01	Sep-01		Sep-02			
16. VA 7-18 20th & Stonewall	Mar-01	Sep-01		Sep-02			
19. VA 7-20 Randolph	Mar-01	Sep-01		Sep-02			
21. VA 7-22 1611 4th Avenue	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date				Signature of Public Housing Director and Date.			
X							

Revised Target Dates 2

n HUD-52837 (10/96)

7485.3

PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
22. VA 7-23 Afton Avenue	Mar-01	Sep-01		Sep-02			
24. VA 7-24 Bainbridge - Elderly	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date			Signature of Public Housing Director and Date.				
X							

PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
MIP							
Resident Business Enterprise Development Prg	Mar-01	Sep-01		Sep-02			
Comprehensive Leadership Development Training	Mar-01	Sep-01		Sep-02			
Community Safe Neighborhood Crime Prevention	Mar-01	Sep-01		Sep-02			
Management Improvement Coordinator	Mar-01	Sep-01		Sep-02			
Computer Software	Mar-01	Sep-01		Sep-02			
A/E Fees							
CGP Work	Mar-01	Sep-01		Sep-02			
Gas Leak Survey	Mar-01	Sep-01		Sep-02			
Clerks	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date				Signature of Public Housing Director and Date.			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

PART III: Implementation Schedule

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
20. VA 7-22 1611 4th Avenue	September-02						
21. VA 7-23 Afton Avenue	September-02						
22. VA 7-24 Bainbridge Family	September-02						
23. VA 7-24 Bainbridge Elderly	September-02						
Signature of Executive Director and Date					Signature of Public Housing Director and Date.		
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Page 3 of 4

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ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

PART III: Implementation Schedule

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
MIP							
Resident Business Enterprise Development Prg	September-02						
Comprehensive Leadership Development Training	September-02						
Community Safe Neighborhood Crime Prevention	September-02						
Management Improvement Coordinator	September-02						
A/E Fees							
RBEDC Clerks	September-02						
A/E Services	September-02						
Signature of Executive Director and Date				Signature of Public Housing Director and Date.			
X							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part I: Summary

**U. S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name Richmond Redevelopment and Housing Authority				Comprehensive Grant Number VA36-P007-70899		FFY of Grant Approval 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number__							
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending Mar, 2001 <input type="checkbox"/> Final Performance and Evaluation Report							

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements	587,000	587,000	312,532	150,411
4	1410 Administration	540,000	540,000	315,000	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	349,726	350,002	271,955	75,770
8	1440 Site Acquisition				
9	1450 Site Improvement	1,260,000	1,554,681	195,278	43,592
10	1460 Dwelling Structures	4,273,768	4,480,416	2,678,846	559,805
11	1465.1 Dwelling Equipment---Non-expendable				
12	1470 Non-dwelling Structures	600,000	88,126	-	-
13	1475 Non-dwelling Equipment	261,000	271,268	78,281	74,429
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	7,871,494	7,871,494	3,851,892	904,007
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of Line 20 Related to Section 504 Compliance	-			
23	Amount of Line 20 Related to Security	255,000	255,000	96,282	21,124
24	Amount of Line 20 Related to Energy Conservation Measures	548,209	484,836	151,586	6,079

Signature of Executive Director <div style="text-align: right; margin-top: 10px;">Date (mm/dd/yy)</div>	Signature of Public Housing Director <div style="text-align: right; margin-top: 10px;">Date (mm/dd/y)</div>
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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
1. VA 7-1 Gilpin Court	HVAC (PHASE III)	1460	50,000	50,000	30,047	5,782	Work under contract
	New Maintenance Warehouse	1470	600,000	88,126	0	0	reprogram this item
	Landscaping	1450	150,000	200,000	0	0	in planning
	Repave Parking Areas	1450	5,000	21,560	16,560	10	in planning
	Flat Roofs (fungibility)	1460	0	31,951	31,951	31,951	completed
	Total VA 7-1		805,000	378,230	78,558	37,743	
2. VA 7-2 Gilpin Court Ext	HVAC (DHW Tanks)	1460	80,000	46,664	0	0	
	A/C at Central Ofc.	1460	75,000	108,633	108,633	297	under contract
	Roof Shingles	1460	20,000	20,000	0	0	in planning
	Steps	1460	100,000	425,343	425,343	388,464	under contract
	Landscaping	1450	150,000	113,121	0	0	in planning
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Total VA 7-2		430,000	718,762	533,977	388,762	
3. VA 7-4 Hillside Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Interior Electric	1460	767,000	687,794	353,317	51	under contract
	HVAC (DHW Tanks)	1460	43,209	43,209	12,906	0	under contract
	Landscaping	1450	50,000	73,160	0	0	in planning
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Total VA 7-4		955,209	899,163	366,223	51	
4. VA 7-5 Creighton Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Interior Electric	1460	877,559	442,946	442,946	85	under contract
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	50,000	96,840	58,385	31,991	under contract
	Repave Parking Areas	1450	10,000	10,000	8,385	0	in planning
	HVAC (DHW Tanks)	1460	0	77,020	77,020	0	fungibility
	Total VA 7-5		1,047,559	736,806	591,986	32,076	

Signature of Executive Director and Date:

Signature of Public Housing Director & Date:

X

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
PART II: Supporting Pages and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
5. VA 7-6 Whitcomb Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Digital Controls	1460	180,000	180,000	0	0	
	HVAC (DHW Tanks)	1460	120,000	56,330	0	0	
	Lighting	1460	20,000	20,000	5,250	6,961	
	Landscaping	1450	75,000	225,000	16,582	0	in planning
	Repave Parking Areas	1450	10,000	10,000	0	0	in planning
	Primary Electric Meters	1460	0	89,400	89,400	0	fungibility fm 1998
	Foundation Stabilization	1460	0	48,500	0	0	fungibility
	Total VA 7-6		495,000	719,230	111,232	6,961	
6. VA 7-7 Fairfield Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Boiler Room Reroofing	1460	15,000	15,000	0	0	under contract
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	50,000	87,000	5,775	0	in planning
	Repave Parking Areas	1450	10,000	10,000	0	0	in planning
	Total VA 7-7		185,000	222,000	11,025	0	
7. VA 7-8 Mosby Court	Clotheslines	1450	90,000	90,000	0	0	in planning
	Lighting	1460	20,000	20,000	5,250	0	under contract
	Landscaping	1450	100,000	108,000	71,591	11,591	under contract
	Repave Parking Areas	1450	5,000	5,000	0	0	in planning
	Primary Electric Meters	1460	0	79,175	79,175	0	fungibility
	Mosby HVAC (EUA)	1460	0	58,725	58,725	0	fungibility
	Total VA 7-8		215,000	302,175	156,016	11,591	
8. VA 7-9 North Scattered	Clotheslines	1450	60,000	60,000	0	0	in planning
	Total VA 7-9		60,000	60,000	0	0	
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

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Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised 1	Funds Obligated 2	Funds Expended 2	
9. VA 7-9 1202 N. 1st St.	Renovate Elderly	1460	120,000	76,033	76,033	62,533	under contract
	Interior Partitions	1460	250,000	(0)	0	0	to Kitchen cabinet replac
	Kitchen Cabinet Replace.	1460	0	380,764	380,764	0	Previously in the 1996 prog.
	Total VA 7-9		370,000	456,797	456,797	62,533	
10. VA 7-9 1200 Decatur	Renovate Elderly	1460	12,000	12,000	290	0	in planning
	Total VA 7-9		12,000	12,000	290	0	
11. VA 7-10 2700 Idlewood	Renovate Elderly	1460	12,500	12,500	0	0	in planning
	Total VA 7-10		12,500	12,500	0	0	
12. VA 7-17 Overlook and Mimosa	Kitchen Cabinets	1460	30,000	30,000	26,566	0	under contract
	Faucets	1460	27,000	27,000	0	0	in planning
	Bath Renovation	1460	30,000	30,000	0	0	in planning
	Tile	1460	40,000	40,000	0	0	in planning
	Landscaping	1450	30,000	30,000	0	0	in planning
	Railings	1460	8,000	8,000	4,170	4,170	completed
	Clotheslines	1450	10,000	10,000	0	0	in planning
	Interior Doors	1460	15,000	15,000	0	0	in planning
	Screen Doors	1460	4,000	4,000	0	0	completed in previous prog.
	Prime Doors	1460	16,000	16,000	0	0	completed in previous prog.
	Replace Roofs	1460	30,000	30,000	16,000	16,000	completed
	Total VA 7-17		240,000	240,000	46,736	20,170	
13. VA 7-18 20th & Stonewall	Renovate Elderly	1460	35,000	35,000	6,650	0	working
	Total VA 7-18		35,000	35,000			

Signature of Executive Director and Date:

Signature of Public Housing Director & Date:

X

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ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

PART II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
14. VA 7-19 3900 Old Brook	Renovate Elderly Siding Total VA 7-19	1460 1460	12,500 65,000 77,500	12,500 65,000 77,500	- - -	- - -	in planning in planning
15. VA 7-19 700 Lombardy	Renovate Elderly Total VA 7-19	1460	37,500 37,500	37,500 37,500	26,742 26,742	14,400 14,400	under contract
16. VA 7-20 Randolph	Tree Pruning Landscaping Fencing Prime Doors Bath Remodeling Repair Wood Floors Total VA 7-20	1450 1450 1450 1460 1460 1460	5,000 10,000 20,000 104,000 200,000 100,000 439,000	5,000 10,000 20,000 104,000 200,000 100,000 439,000	- - 18,000 - - - 18,000	- - - - - - -	in planning in planning under contract in planning in planning in planning
17. VA 7-22 1611 4th Avenue	Renovate Elderly Replace Elevator Total VA 7-22	1460 1460	52,500 250,000 302,500	52,500 250,000 302,500	- 209,347 209,347	- 297 297	in planning under contract
18. VA 7-23 Afton Avenue	Bath Remodeling Kitchen Remodeling Tile Railings Repl Rakeboard and Siding Interior Doors Total VA 7-23	1460 1460 1460 1460 1460 1460	120,000 120,000 60,000 25,000 40,000 45,000 410,000	89,209 107,384 94,436 23,000 37,899 45,000 410,335	- 107,384 94,436 - - - 215,227	- - 28,814 - - - 28,814	in planning under contract under contract in planning in planning in planning
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
PART II: Supporting Page and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Funds Obligated 2	Funds Expended 2
19. VA 7-24 Bainbridge - Elderly	Renovate Elderly Total VA 7-24	1460	5,000 5,000	5,000 5,000	0.00 -	0.00 -
PHA WIDE	Key Stamp Machine	1475	-	4,262	4,262	4,262
20. PHA WIDE	Computer Hardware Total Computer	1475	200,000 200,000	198,900 198,900	5,912 5,912	2,956 2,956
21. PHA WIDE	Purchase of Vehicles (Mod)	1475	61,000 61,000	68,106 68,106	68,106 68,106	67,211 67,211
	Total Physical Improvements		6,394,768	6,394,492	2,965,812	677,826
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:			
X						

Status of Proposed Work 2

in planning

supports CGP activities

under contract

completed

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
Management Improvements PHA WIDE	Resident Business Enterprise Development Program	1408	97,000	97,000	0	0	under contract
	Comprehensive Leadership Development Training for Residents	1408	32,000	32,000	32,000	0	under contract
	Community Safe Neighbor- hood Crime Prevention Prog.	1408	195,000	195,000	80,532	21,124	under contract
	Management Improvement Coordinator	1408	63,000	63,000	0	0	under contract
	Computer Software	1408	200,000	200,000	200,000	129,287	under contract
	Total Management Improvements		587,000	587,000	312,532	150,411	
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

U.S. Department of Housing
PART II: Supporting Pag and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
			Original	Revised	Funds Obligated 2	Funds Expended 2	
Fees and Costs PHA WIDE	Energy Conservation	1430	50,000	50,000	1,952	1,952	in planning under contract
	Gas Leak Survey	1430	40,000	40,000	10,000	-	
	RBEDC Clerks	1430	259,726	260,002	260,002	73,817	
	Total Fees and Costs		349,726	350,002	271,955	75,770	
Admin Costs PHA WIDE	Technical Salaries/Benefits	1410	325,000	325,000	240,000	-	working
	Non-Technical Salaries	1410	215,000	215,000	75,000	-	working
	Total Administration		540,000	540,000	315,000	-	
Signature of Executive Director and Date:			Signature of Public Housing Director & Date:				
X							

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PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2	
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2		
Physical								
1. VA 7-1 Gilpin Court	Mar-01	Sep-01		Sep-02			Note: All Obligations will be 18 months from execution of the ACC	
2. VA 7-2 Gilpin Court Ext	Mar-01	Sep-01		Sep-02				
3. VA 7-4 Hillside Court	Mar-01	Sep-01		Sep-02				
4. VA 7-5 Creighton Court	Mar-01	Sep-01		Sep-02				
5. VA 7-6 Whitcomb Court	Mar-01	Sep-01		Sep-02				
6. VA 7-7 Fairfield Court	Mar-01	Sep-01		Sep-02				
7. VA 7-8 Mosby Court	Mar-01	Sep-01		Sep-02				
8. VA 7-9 North Scattered	Mar-01	Sep-01		Sep-02				
9. VA 7-9 1202 N. 1st St.	Mar-01	Sep-01		Sep-02				
Signature of Executive Director and Date					Signature of Public Housing Director and Date.			
X								

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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for R
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
10. VA 7-9 1200 Decatur	Mar-01	Sep-01		Sep-02			
11. VA 7-10 2700 Idlewood	Mar-01	Sep-01		Sep-02			
12. VA 7-17 OverLook/Mimosa	Mar-01	Sep-01		Sep-02			
13. VA 7-18 20th & Stonewall	Mar-01	Sep-01		Sep-02			
17. VA 7-19 Old Brook	Mar-01	Sep-01		Sep-02			
18. VA 7-19 700 Lombardy	Mar-01	Sep-01		Sep-02			
16. VA 7-18 20th & Stonewall	Mar-01	Sep-01		Sep-02			
19. VA 7-20 Randolph	Mar-01	Sep-01		Sep-02			
21. VA 7-22 1611 4th Avenue	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date				Signature of Public Housing Director and Date.			
X							

Revised Target Dates 2

n HUD-52837 (10/96)

7485.3

PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
22. VA 7-23 Afton Avenue	Mar-01	Sep-01		Sep-02			
24. VA 7-24 Bainbridge - Elderly	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date			Signature of Public Housing Director and Date.				
X							

PART III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
MIP							
Resident Business Enterprise Development Prg	Mar-01	Sep-01		Sep-02			
Comprehensive Leadership Development Training	Mar-01	Sep-01		Sep-02			
Community Safe Neighborhood Crime Prevention	Mar-01	Sep-01		Sep-02			
Management Improvement Coordinator	Mar-01	Sep-01		Sep-02			
Computer Software	Mar-01	Sep-01		Sep-02			
A/E Fees							
CGP Work	Mar-01	Sep-01		Sep-02			
Gas Leak Survey	Mar-01	Sep-01		Sep-02			
Clerks	Mar-01	Sep-01		Sep-02			
Signature of Executive Director and Date				Signature of Public Housing Director and Date.			
X							

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Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)

Part I: Summary

U. S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

CAPITAL PROGRAM

PHA/IHA Name Richmond Redevelopment and Housing Authority	Comprehensive Grant Number VA36-P00750100	FFY of Grant Approval 2000
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Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number __
☒ Performance and Evaluation Report for Program Year Ending Mar 2001 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 20% of line 20)	1,713,363	1,713,363	1,713,363	57,803
3	1408 Management Improvements	672,000	672,000	-	-
4	1410 Administration	600,000	600,000	320,000	108,692
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	169,350	169,350	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	1,067,500	1,082,500	-	-
10	1460 Dwelling Structures	3,827,064	3,811,909	116,209	-
11	1465.1 Dwelling Equipment---Non-expendable	-	-	-	-
12	1470 Non-dwelling Structures	168,000	168,155	50,155	-
13	1475 Non-dwelling Equipment	51,000	51,000	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development	-			
19	1502 Contingency (may not exceed 8% of line 19)	700,000	700,000	-	-
20	Amount of Annual Grant (Sum of lines 2-18)	8,968,277	8,968,277	2,199,727	166,495
21	Amount of line 20 Related to LBP Activities	-	-		
22	Amount of Line 20 Related to Section 504 Compliance	-	-		
23	Amount of Line 20 Related to Security	533,000	533,000	-	-
24	Amount of Line 20 Related to Energy Conservation Measures	452,064	451,909	-	-

Signature of Executive Director _____ Date (mm/dd/yy) _____ Signature of Public Housing Director _____ Date (mm/dd/yy) _____

X

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